

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-16505 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: ALVY COOK - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 1117 Strong Drive (APN 162-05-511-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal letter filed by Alvy and Connie Cook
6. Backup referenced from the 11-02-06 Planning Commission Meeting Item 38

Motion made by LOIS TARKANIAN to Approve Subject to Conditions and adding the following condition as read for the record:

- A. Approval of the Variance will be for 7.5 foot setback where 15 is required.
- B. The plan for additional landscaping on the southeast corner, screening and irrigation shall be submitted to Planning and Development for approval prior to issuance of building permits. Approved landscaping and irrigation shall be installed and inspected prior to final building inspection.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON,
 OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None);
 (Did Not Vote-None); (Excused-None)

CITY COUNCIL MEETING OF: January 17, 2007

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

There being no one present to speak on behalf of the applicant, COUNCILWOMAN TARKANIAN stated she believed the applicant was not present due to a previous meeting held with her and some residents. She pointed out that the situation is unique, in that McNeil Estates is moving forward to become a historic designation, but the community is split on the subject Variance. A compromise was obtained, in that variances will not be requested for residents' front yards, as it might interfere with the historical aspect. Any requested variances for the backyards will be considered but only for 50 percent of the requested amount. With this request, she supported a 7.5 foot variance and additional landscaping. Those residents not in support were concerned that this would set a precedent for the subject area but was willing to settle for the compromise.

MAYOR GOODMAN declared the Public Hearing closed.

